085.0	0006	0012.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 955,300 / 955,300
					USE VALUE: 955,300 / 955,300
					ASSESSED: 955,300 / 955,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	PARK PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOYATZAKIS ANDREW D TRUSTEE
Owner 2:	CULLEN-VOYATZAKIS ANNA TRUSTEE
Owner 3:	10-12 PARK PL REALTY TRUST
Street 1:	P.O. BOX 596
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	VOYATZAKIS ANDREW D -
Owner 2:	VOYATZAKIS ANNA CULLEN -
Street 1:	P.O. BOX 596
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	503,800		451,500	955,300
Total Card	0.172	503,800		451,500	955,300
Total Parcel	0.172	503,800		451,500	955,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.83 | /Parcel: 412.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54032
GIS Ref:
GIS Ref:
Insp Date: 03/03/09

!6974!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	503,800	0	7,500.	451,500	955,300	955,300	Year End Roll	12/18/2019
2019	104	FV	375,600	0	7,500.	445,100	820,700	820,700	Year End Roll	1/3/2019
2018	104	FV	375,600	0	7,500.	341,900	717,500	717,500	Year End Roll	12/20/2017
2017	104	FV	352,400	0	7,500.	322,500	674,900	674,900	Year End Roll	1/3/2017
2016	104	FV	352,400	0	7,500.	296,700	649,100	649,100	Year End	1/4/2016
2015	104	FV	314,200	0	7,500.	277,400	591,600	591,600	Year End Roll	12/11/2014
2014	104	FV	314,200	0	7,500.	255,400	569,600	569,600	Year End Roll	12/16/2013
2013	104	FV	326,900	0	7,500.	255,400	582,300	582,300		12/13/2012

PRINT

Date	Time
12/10/20	21:40:01

LAST REV

Date	Time
01/19/11	10:53:24

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6974

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOYATZAKIS ANDR	56002-70		12/7/2010	Convenience	1	No	No		
	14343-400		7/1/1981		83,500	No	No		Y

USER DEFINED

Prior Id # 1:	54032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2009	Measured	189	PATRIOT
3/31/2000	Missed Appt.	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10375965
Const Adj.:	0.98980200
Adj $ / SQ:	185.726
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618865
Depreciation:	115109
Depreciated Total:	503756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

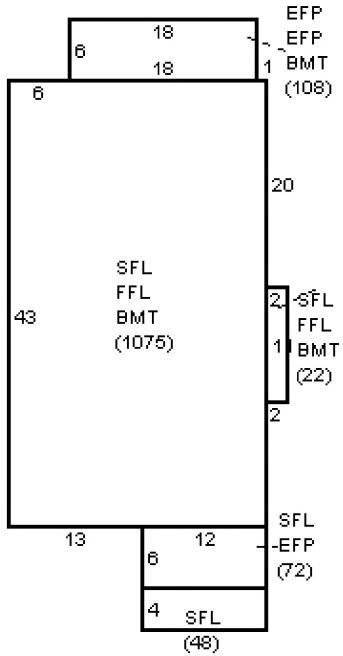
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.73
Special Features:	0	Val/Su Net:	132.34
Final Total:	503800	Val/Su SzAd	217.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,217	185.730	226,028
BMT	Basement	1,205	55.720	67,140
FFL	First Floor	1,097	185.730	203,741
EFP	Enclos Porch	288	36.300	10,456

Net Sketched Area:	3,807			Total:	507,365
Size Ad	2314	Gross Are	3807	FinArea	2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

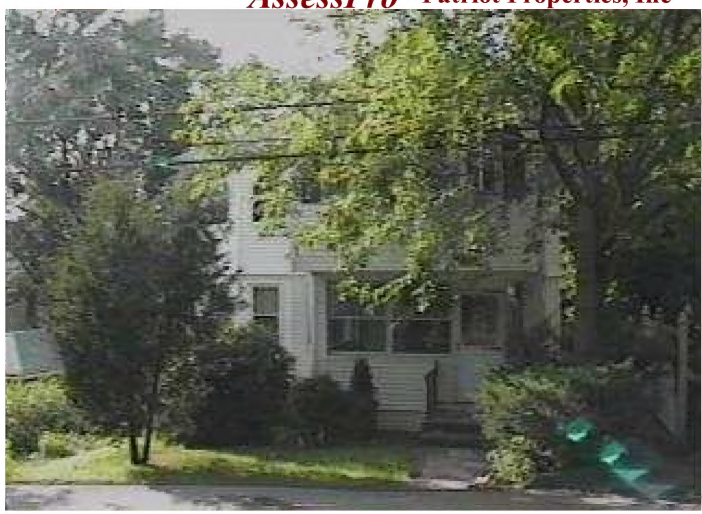
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc